042.0	0005	0004.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	1,324,000 / 1,324,000
					USE VALUE:	1,324,000 / 1,324,000
					ASSESSED:	1,324,000 / 1,324,000

PROPERTY LOCATION

No	Alt No	Direction/Street/City
66	-68	PALMER ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	66-68 PALMER STREET LLC
Owner 2:	
Owner 3:	
Street 1:	9 CLINTON PL APT 1
Street 2:	
Twn/City:	EVERETT
St/Prov:	MA Cntry: Own Occ: N
Postal:	02149-4696 Type:

PREVIOUS OWNER

Owner 1:	CRONIN DOUGLAS C -
Owner 2:	-
Street 1:	34 BALLARDVALE ST
Twn/City:	WILMINGTON
St/Prov:	MA Cntry:
Postal:	01887

NARRATIVE DESCRIPTION

This parcel contains 3,088 Sq. Ft. of land mainly classified as Two Family with a Multi-Garden Building built about 1915, having primarily Vinyl Exterior and 4125 Square Feet, with 2 Units, 5 Baths, 0 3/4 Bath, 0 HalfBath, 12 Rooms, and 5 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
104	3088.000	913,900		410,100	1,324,000
Total Card	0.071	913,900		410,100	1,324,000
Total Parcel	0.071	913,900		410,100	1,324,000

Source: Market Adj Cost | Total Value per SQ unit /Card: 321.01 | /Parcel: 321.0

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct	29338
GIS Ref	
GIS Ref	
Insp Date	04/20/18

!3565!

PREVIOUS ASSESSMENT

Parcel ID: 042.0-0005-0004.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	104	FV	452,500	0	3,088.	410,100	862,600	862,600	Year End Roll	12/18/2019
2019	104	FV	350,000	0	3,088.	435,700	785,700	785,700	Year End Roll	1/3/2019
2018	104	FV	350,000	0	3,088.	317,800	667,800	667,800	Year End Roll	12/20/2017
2017	104	FV	327,600	0	3,088.	276,800	604,400	604,400	Year End Roll	1/3/2017
2016	104	FV	327,600	0	3,088.	235,800	563,400	563,400	Year End	1/4/2016
2015	104	FV	290,700	0	3,088.	230,700	521,400	521,400	Year End Roll	12/11/2014
2014	104	FV	290,700	0	3,088.	189,700	480,400	480,400	Year End Roll	12/16/2013
2013	104	FV	302,900	0	3,088.	180,400	483,300	483,300		12/13/2012

PRINT

Date	Time
12/10/20	18:47:09

LAST REV

Date	Time
10/29/20	09:46:35
danam	

SALES INFORMATION

TAX DISTRICT:

PAT ACCT.: 3565

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
CRONIN DOUGLAS	74096-486	1	2/6/2020	Change>Sale	850,000	No	No		
HILL ROBERT	37538-170		1/2/2003		470,000	No	No		
KEENAN RICHARD	30946-369		12/10/1999		282,500	No	No		
	15962-430		1/1/1985		1	No	No		A

USER DEFINED

Prior Id # 1:	29338
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
8/19/2020	905	Dormers	16,000	O				
4/28/2020	465	Heat App	17,000	C				
2/19/2020	237	Addition	214,975	O				

ACTIVITY INFORMATION

Date	Result	By	Name
6/22/2020	Permit Visit	DGM	D Mann
4/17/2020	SQ Mailed	MM	Mary M
4/20/2018	MEAS&NOTICE	BS	Barbara S
5/7/2009	Info At Door	189	PATRIOT
3/4/2003	MLS	HC	Helen Chinal
4/22/2000	Inspected	276	PATRIOT
3/2/2000	Measured	268	PATRIOT
11/1/1981		MM	Mary M

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
104	Two Family		3088		Sq. Ft.	Site		0	80.	1.66	1									410,111						410,100	

Total AC/HA: 0.07089 | Total SF/SM: 3088 | Parcel LUC: 104 | Two Family | Prime NB Desc: ARLINGTON | Total: 410,111 | Spl Credit | Total: 410,100

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	13 - Multi-Garden		
Sty Ht:	2A - 2 Sty +Attic		
(Liv) Units:	2	Total:	2
Foundation:	2 - Conc. Block		
Frame:	1 - Wood		
Prime Wall:	4 - Vinyl		
Sec Wall:			%
Roof Struct:	2 - Hip		
Roof Cover:	2 - Slate		
Color:	BLUE		
View / Desir:			

GENERAL INFORMATION

Grade:	C+ - Average (+)		
Year Blt:	1915	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G21	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	15 - H.V.A.C		
# Heat Sys:	2		
% Heated:	100	% AC:	100
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	2	Rating:	Very Good
A Bath:	3	Rating:	Very Good
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	2	Rating:	Very Good
A Kits:		Rating:	
Frpl:		Rating:	
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	VG - Very Good	4.6	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	4.6	%

CALC SUMMARY

Basic $ / SQ:	170.00
Size Adj.:	0.97510254
Const Adj.:	1.02979398
Adj $ / SQ:	170.706
Other Features:	194946
Grade Factor:	1.10
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	957985
Depreciation:	44067
Depreciated Total:	913918

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	12	BRs:	5	Baths:	2	HB	

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	5	2	
1	7	3	
Totals			
2	12	5	

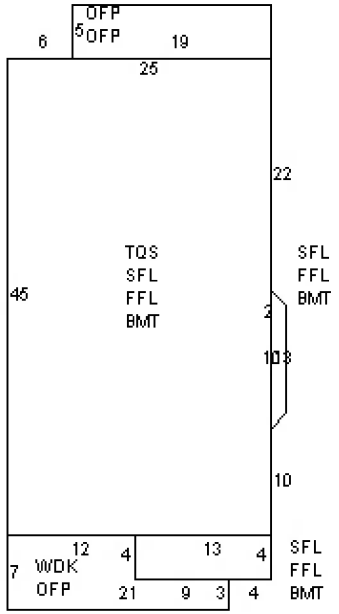
COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val

Juris. Factor:	1.00	Before Depr:	187.78
Special Features:	0	Val/Su Net:	189.02
Final Total:	913900	Val/Su SzAd	282.96

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	1,193	97.300	116,082
FFL	First Floor	1,193	170.710	203,653
SFL	Second Floor	1,193	170.710	203,653
TQS	3/4 Story	844	170.710	144,033
OFP	Open Porch	301	22.640	6,814
WDK	Deck	111	15.460	1,716

Net Sketched Area:	4,835			Total:	675,951
Size Ad	3229.75	Gross Are	5116	FinArea	4125

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	GFB	75	G	

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

042.0-0005-0004.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More:	N	Total Yard Items:		Total Special Featues:		Total:	